

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 6, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

6

ASSUMPTION – MUNICIPAL SERVICES YORK MAJOR HOLDINGS - DEVELOPMENT AGREEMENT WARD 4 – VICINITY OF KEELE STREET AND TESTON ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated September 24, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Development Agreement with York Major Holdings dated June 10, 1999 and the Municipal Services Letter of Credit be released.

Contribution to Sustainability

The municipal services recommended for assumption in this report have been designed and constructed in accordance with City standards which include consideration for sustainability.

Economic Impact

Upon assumption of these municipal services, approximately 0.7 kilometers of watermain and 0.4 kilometers of sanitary sewer will be added to the City's network of infrastructure. This additional infrastructure is valued at \$201,800 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$8,190 as shown on the following chart:

| Item Description | As Constructed Costs | Approximate Annual Operating Costs (*) |
|------------------|----------------------|--|
| Watermain | \$108,125 | \$4,970 |
| Storm sewers | N/A | N/A |
| Sanitary Sewers | \$ 93,675 | \$3,220 |
| Road | N/A | N/A |
| Street lights | N/A | N/A |
| Trees/Landscape | N/A | N/A |
| Totals | \$201,800 | \$8,190 |

() Annual Operating Costs derived from the 2009 - 2013 Municipal Performance Measures Summary, Public Works Operating Budget and the Parks and Forestry Operations Department.*

The life cycle costs associated with this additional infrastructure will be accounted for in the City's future multi-year budgets.

Communications Plan

The pertinent City departments will be notified of the assumption of the municipal services associated with this development agreement.

CITY OF VAUGHAN

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Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Development Agreement between York Major Holdings and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

York Major Holdings developed five industrial lots by way of severance at the north-east corner of Keele Street and Teston Road in Ward 4. To service the new lots, York Major Holdings entered into a Development Agreement with the City to construct approximately 700 metres of watermain along Keele Street and 400 metres of sanitary sewer on Teston Road as shown on Attachment No.1. The Development Agreement with York Major Holdings and the City was executed on June 10, 1999. The construction of the municipal services was substantially completed in 2009.

York Major Holdings has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services and are now satisfied with the extent of the works. Accordingly, the York Major Holdings has requested that the municipal services be assumed by the City.

All documentation required by the Development Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Parks Operations and Forestry, Parks Development, Public Works, and Clerks. In addition, the Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Relationship to Vaughan Vision 2020

The construction and assumption of these municipal services are consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth and the maintenance of City assets and infrastructure. This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Keele Street and Teston Road right of way and have found the works to be satisfactory. The Region of York provided their release on June 25, 2010.

Conclusion

York Major Holdings has completed the construction of the municipal services pursuant to the Development Agreement dated June 10, 1999. Accordingly, it is appropriate that the municipal services set out in this Development Agreement be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

CITY OF VAUGHAN

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Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670

Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE - SEPTEMBER 24, 2013

ASSUMPTION – MUNICIPAL SERVICES YORK MAJOR HOLDINGS - DEVELOPMENT AGREEMENT WARD 4 – VICINITY OF KEELE STREET AND TESTON ROAD

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Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering

ATTACHMENT No. 1



ASSUMPTION **YORK MAJOR HOLDINGS** **KEELE/TESTON B46/98 TO B50/98**

LOCATION: Part of Lots 26 & 27, Concession 3

LEGEND

-  SUBJECT 300mm WATERMAIN
-  SUBJECT 300mm SANITARY SEWER

Note: Aerial photography acquired Spring, 2012



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 134-2013

A By-law to assume Municipal Services in York Major Holdings.

WHEREAS the Development Agreement between the City of Vaughan and York Major Holdings Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Engineering and Public Works has received certification that the services have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the services, more particularly described in the Development Agreement between The Corporation of the City of Vaughan and York Major Holdings Inc. dated June 24, 2002, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 8th day of October, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 6 of Report No. 39
of the Committee of the Whole
Adopted by Vaughan City Council on
October 8, 2013